

Open Space

Plaza

Definition: A plaza is a formal open space that is composed of hardscape areas and is fronted on all sides by buildings with a mix of uses.

Description: In Ridgeview the plaza functions as an entry point for the public building at the end of the central green corridor. It strengthens the focal point at the end of the long axis. Paving, site amenities, and landscaping will define the area.

Neighborhood Park

Definition: An informal open space that accommodates larger recreation facilities but serves only one neighborhood.

Description: In Ridgeview this is flexible with an emphasis on natural amenities in the form of existing trees and informal walks. This may also incorporate playgrounds or trails.

Community Green

Definition: A formal or informal open space that is composed of landscaped areas and is fronted on all sides by buildings with residential uses.

Description: In Ridgeview an area which incorporate free play along with planned events for the community. Scheduled activities could include outdoor fine arts, neighborhood events, or meetings. In some areas this may also include community gardens with individual plots.

Playground

Definition: Formal or informal open space that accommodates recreational equipment for children.

Description: In Ridgeview an areas with play equipment or activity centers for children. A playground can be in or near the neighborhood park, community green, or along the trail way system. No yellow, orange, or fluorescent colored equipment allowed. Play areas will be in clear view of residential areas.

Trail way

Definition: A trail for recreation purposes along the edges of neighborhoods or natural areas such as waterways. Trail ways are also part of the transportation network of the neighborhood.

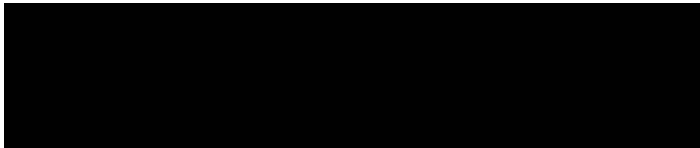
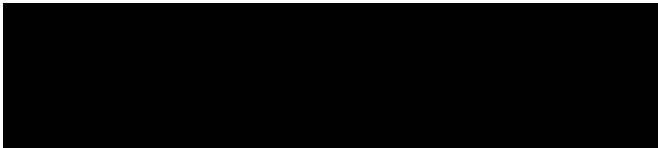
Description: In Ridgeview an internal trail system, which traverses the natural areas of the project while providing circulation for cyclists and pedestrians. Materials may be paving such as asphalt, concrete, and brick, or natural materials such as mulch, wood chips, or gravel. Trailheads identify the beginning of any of the paths. Signage, bollards, and formal entries define the entrance to the trail system. In Ridgeview the main trail way along the streams will be a 6' wide paved path. Connector trails to neighborhoods or off-site will be 4' wide of paved or natural materials. The short trail systems in the core neighborhood park should be of natural materials. Implementation of directional and interpretive signage in the trail system is required. The final path of the trail shall limit disturbance of existing trees while minimizing stream crossings.

Buffering/ Natural Space

Definition: Open space is undeveloped and retains natural character. A buffer helps lessen the impact of surrounding developments.

Description: In Ridgeview undisturbed natural vegetation is used to provide a visual screen from unsightly areas. This UDO would incorporate mostly natural screening along the project boundaries through the preservation of existing material. If existing material must be supplemented a variation of Standard D buffer will be required without shrub requirements. The materials used in that buffer shall be drought resistant native material not requiring irrigation.

In Ridgeview the natural space is confined to the creek area and inside the stream buffer yard. Mature trees, rock formations, and natural water flow will be maintained in this area with only the trail system or required utilities disturbing the space.



SPACE DEFINITIONS					
SPACE TYPE	SIZE (IN ACRES)	DESIGN	LOCATION	MAXIMUM PAVING %	CHARACTER REQUIREMENTS
PLAZA	.50 MIN. 1.0 MAX	FORMAL	FRONTED BY PUBLIC BUILDINGS.	85%	SURROUNDED BY BUILDINGS ON AT LEAST 3 SIDES.
NEIGHBORHOOD PARK	2.0 MIN.	FORMAL/ INFORMAL	AT EDGE OF NEIGHBORHOODS.	20%	UTILIZES NATURAL UNDEVELOPED AREAS. OPEN PLAY PROVIDED.
COMMUNITY GREEN	.50 MIN. 2.0 MAX	FORMAL/ INFORMAL	FRONTED BY RESIDENTIAL USES.	30%	INCORPORATES NATURAL FEATURES, TRAILS, OPEN PLAY, PERFORMANCE & GATHERING AREAS ARE ENCOURAGED
PLAYGROUND	.10 MIN. 1.0 MAX	NA	IN PUBLIC VIEW	20%	EQUIPMENT ADDRESSES ALL PLAY AGE GROUPS THROUGHOUT THE SITE.
TRAILWAY	NA	INFORMAL	STARTS AT TRAILHEADS & CONNECTOR ROUTES	10%	USED BY PEDESTRIANS & CYCLISTS IN ALL AREAS. ACCESS TO OCCUR AT 1000 SF OR LESS.
BUFFER/ NATURAL SPACE	NA	INFORMAL	BORDER OF THE U.D.O. & AT UNDEVELOPED AREAS.	NONE	UTILIZE NATURAL BUFFER. SCREENING TO USE NATIVE PLANT MATERIALS.

Landscape Standards

- All landscape code standards to meet the minimum requirements of the City of Nashville.
- All plant materials to meet the minimum standard of the American Standards for Nursery Stock.
- All continuous roadways to incorporate the same type of canopy trees.
- Minimum tree size to be 1 ½" caliper or 6' tall for evergreen trees. Canopy trees to be 2 ½" minimum caliper.
- No more than 25% of the trees to be any one species.
- No guy wires allowed on any new tree planting. Sub-grade tree stakes are to be used in lieu of wiring.
- All landscape or planting related plans to be stamped by a professional landscape architect registered in the state of Tennessee.

Prohibited material for new plantings

Botanical Name	Common Name
Acer saccharinum	Silver Maple
Albizia julibrissin	Mimosa
Celtis laevigata	Hackberry
Celtis occidentalis	Hackberry
Maclura pomifera	Osage Orange
Malus species	Crabapple
Paulownia tomentosa	Royal Paulownia
Pinus strobus	White Pine
Prunus cerasifera 'Atropurpurea	Purple Leaf Plum
Pyrus calleryana 'Bradford'	Bradford Pear
Ulmus Americana	American Elm
x Cupressocyparis leylandii	Leyland Cypress

- Open space shall be provided at a rate of 1 acre for every 30 dwelling units.
- Designated open space shall not be used for building development except accessory structures dedicated for recreational use in the open space. Open space shall only be disturbed by required utilities. No open space shall be used for equipment storage, vehicular parking, or construction staging.
- No more than 20% of the open space shall be devoted to hardscape or paving.
- Existing canopy trees in the Community Green shall be limbed to a height of 6'. Existing trees shall have all dead material and limbs removed to ensure public safety.
- No vehicular parking to be allowed in the designated open spaces.